

63 Priory Oak
Brackla
Bridgend County
CF31 2HZ

£369,950



- Four Bedroom Detached Family Home
- Single Garage
- Conservatory
- Lounge/Diner
- Downstairs W.C
- Separate Sitting Room
- Family Bathroom
- Generous Garden
- Close To Transport Links
- Sought After Location

Ref: PRA10526

Viewing Instructions: Strictly By Appointment Only



General Description

* FAMILY HOME IN A SOUGHT AFTER LOCATION OF BRIDGEND* Daniel Matthew are pleased to offer for sale, this four bedroom detached property situated on the popular estate of Brackla. Located within walking distance of the shopping precinct The Triangle and local amenities of doctors surgery, dentist, community centre and good transport links. Property comprises lounge/diner, kitchen conservatory, sitting room, cloakroom and utility area to the ground floor. To the first floor four good size bedrooms and family bathroom. Further benefits larger than average driveway and integral garage, garden to front and rear. Close proximity to Bridgend town centre and train station. Call to arrange an appointment on this beautiful family home.

Accommodation

Entrance Porch

Enter via UPVC double glazed door to porch, comprising tiled flooring, door leading to hallway.



Entrance Hallway

Textured ceiling, plain walls with feature wall, laminate flooring, radiator, understairs storage, stairs to first floor, doors leading to all ground floor rooms.



Lounge/Diner (11' 4" Max x 25' 7" Max) or (3.45m Max x 7.80m Max)

UPVC double glazed window to front aspect, plain walls, textured ceilings, carpet flooring, electric fire with surround, two radiators, UPVC double glazed sliding door leading to conservatory.



Conservatory (11' 6" Max x 10' 10" Max) or (3.50m Max x 3.30m Max)

UPVC double glazed built, tiled floor, French doors leading to rear garden.



Kitchen (8' 6" Max x 11' 6" Max) or (2.60m Max x 3.50m Max)

UPVC double glazed window to aspect, plain walls with splashback, textured ceiling, tiled flooring, granite worktops, complimentary worktop composite sink/drain, integrated oven, built-in extractor, plinth heater, door leading into utility room.

Utility Room

UPVC double glazed door to garden, tiled flooring, plumbing for washing machine and dishwasher, space for tumble dryer, Belfast sink, wall mounted combi boiler.



Sitting room (8' 2" Max x 16' 5" Max) or (2.50m Max x 5.0m Max)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet, electric fire, radiator.



Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls with tiled splashback, tiled flooring, low level WC, wash hand basin, radiator.

Landing

Textured ceilings, plain walls, carpet flooring, airing cupboard, radiator, doors leading off to all first floor rooms.



Bedroom One (13' 5" Max x 11' 2" Max) or (4.10m Max x 3.40m Max)

UPVC double glazed window to front aspect, textured ceilings, carpet flooring, radiator, fitted wardrobes, built in cupboard.



Bedroom Two (10' 6" Max x 12' 2" Max) or (3.20m Max x 3.70m Max)

UPVC double glazed window to rear, textured ceiling, plain walls, vinyl floor, radiator.



Bedroom Three (7' 10" Max x 11' 6" Max) or (2.40m Max x 3.50m Max)

UPVC double glazed window to front aspect, textured ceiling, plain walls, laminate flooring, radiator, alcove.



Bedroom Four (7' 10" Max x 8' 10" Max) or (2.40m Max x 2.70m Max)

UPVC double glazed window to rear, textured ceiling, textured walls, vinyl flooring, radiator.



Bathroom

Dual aspect UPVC double glazed obscured window to side and rear, textured ceiling, tiled walls, vinyl flooring, four piece suite comprising of low level WC, wash hand basin with vanity unit beneath, panelled bath and shower cubicle.



Outside

Front - Paved off road parking for several vehicles, laid to lawn with fenced boundaries.

Rear - Fenced boundaries, laid to lawn, two patio areas.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.